

176.0

0009

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

670,700 / 670,700

USE VALUE:

670,700 / 670,700

ASSESSED:

670,700 / 670,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HUBBARD GORDON E & KARA J	
Owner 2:	
Owner 3:	

Street 1: 57 WILBUR AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER

Owner 1: STRACHAN BARBARA/TRUSTEE -	
Owner 2: CEDRONE TRUST -	

Street 1: 57 WILBUR AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
---------------	-------

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1997 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4720	Sq. Ft.	Site			0	70.	1.19	6									393,120						393,100	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								4720.000		277,600				393,100		670,700							
Total Card								0.108		277,600				393,100		670,700		Entered Lot Size					
Total Parcel								0.108		277,600				393,100		670,700		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		335.89		/Parcel:		335.89		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	277,600	0	4,720.	393,100	670,700		Year end	12/23/2021
2021	101	FV	268,200	0	4,720.	393,100	661,300		Year End Roll	12/10/2020
2020	101	FV	268,200	0	4,720.	393,100	661,300	661,300	Year End Roll	12/18/2019
2019	101	FV	228,200	0	4,720.	387,500	615,700	615,700	Year End Roll	1/3/2019
2018	101	FV	228,200	0	4,720.	297,600	525,800	525,800	Year End Roll	12/20/2017
2017	101	FV	228,200	0	4,720.	280,800	509,000	509,000	Year End Roll	1/3/2017
2016	101	FV	228,200	0	4,720.	258,300	486,500	486,500	Year End	1/4/2016
2015	101	FV	214,300	0	4,720.	241,500	455,800	455,800	Year End Roll	12/11/2014

Parcel ID 176.0-0009-0011.A

!13827!

PRINT

Date Time

12/30/21 17:48:26

LAST REV

Date Time

11/22/21 10:37:31

jorourke

13827

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRACHAN BARBAR	1580-163	1	10/21/2021		751,500	No	No		
CEDRONE PHILOME	1338-80		6/4/2007	Family		1	No	No	
	772-188		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2002	569	Redo Bat	11,050	C		G4	GR FY04	REMODEL BATH-NEW R

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
6/15/2018	Meas/Inspect	BS	Barbara S
10/21/2008	Meas/Inspect	345	PATRIOT
12/22/1999	Meas/Inspect	276	PATRIOT
7/20/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	5 - Cape	Full Bath:	1	Rating:	Average		
Sty Ht:	1T - 1 & 3/4 Sty	A Bath:		Rating:			
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good
Foundation:	1 - Concrete	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:		Rating:			
Prime Wall:	4 - Vinyl	A HBth:		Rating:			
Sec Wall:		OthrFix:	1	Rating:	Average		
Roof Struct:	1 - Gable	OTHER FEATURES					
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units 1	
Color:	BEIGE	A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O
View / Desir:		Frpl:	1	Rating:	Average	Other	
GENERAL INFORMATION		WSFlue:		Rating:		Upper	
Grade: C - Average		CONDOS INFORMATION					
Year Blt:	1958	Eff Yr Blt:		Location:			
Alt LUC:		Alt %:		Total Units:			
Jurisdct:	G4	Fact.:	.	Floor:			
Const Mod:		% Own:		Totals	RMs:	6	BRs: 3 Baths: 1 HB
Lump Sum Adj:		Name:		REMODELING		RES BREAKDOWN	
INTERIOR INFORMATION		DEPRECIATION					
Exterior:	No Unit	RMS	BRs	FL			
Interior:		1	6	3			
Additions:							

INTERIOR INFORMATION

Avg Ht/FL: STD		
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	4	- Carpet
Sec Floors:	3	- Hardwood 25%
Bsmnt Flr:	4	- Carpet
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Corn Wal		% Sprinkled

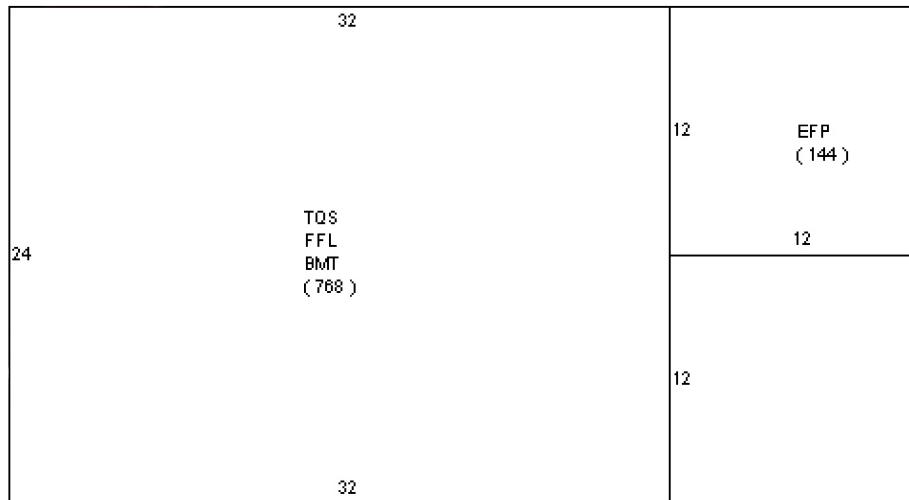
MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

SKETCH



SUB AREA

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

